

# Comparative Visual Appraisal Summary

**CUNNANE STRATTON REYNOLDS**

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## For Alterations to Permitted SHD ABP Reg. Ref. 310418 GA1 Lands, The Coast, Baldoyle, Dublin 13.

To be read in conjunction with separate booklet: Verified Photomontages (GA1 Baldoyle) by Model Works (dated March 2023). The proposed alterations to permitted SHD ABP Reg. Ref. 310418 GA1 will be referred to in the text below as the proposed GA1 amendment scheme.

This Visual Appraisal provides a summary appraisal of a selection of representative views associated with the proposed amendments to the GA1 scheme (as shown on the Subject Site in Fig 2 below) in comparison to the permitted GA1 scheme. This study will review key views as described in the Baldoyle-Stapolin Local Area Plan (LAP) and briefly assess these representative views as set out in the booklet Verified Photomontages (GA1 Baldoyle) by Model Works.

### Landscape Views and Vistas

Section 4a.5 of the Baldoyle-Stapolin Local Area Plan describes the Landscape Character of Baldoyle Bay and characterises it as having an exceptional value. Due to the open and relatively flat nature of the landscape, which is described as an Estuary Character Type, development is generally visible from surrounding coastal areas, and coastal views should form a key component of new development.

The layout of the proposed residential development has been set out to maximise these exceptional views from inland areas towards the coast as can be seen in the diagram below, Figure 1.

Figure 4A.3 Views and Vistas

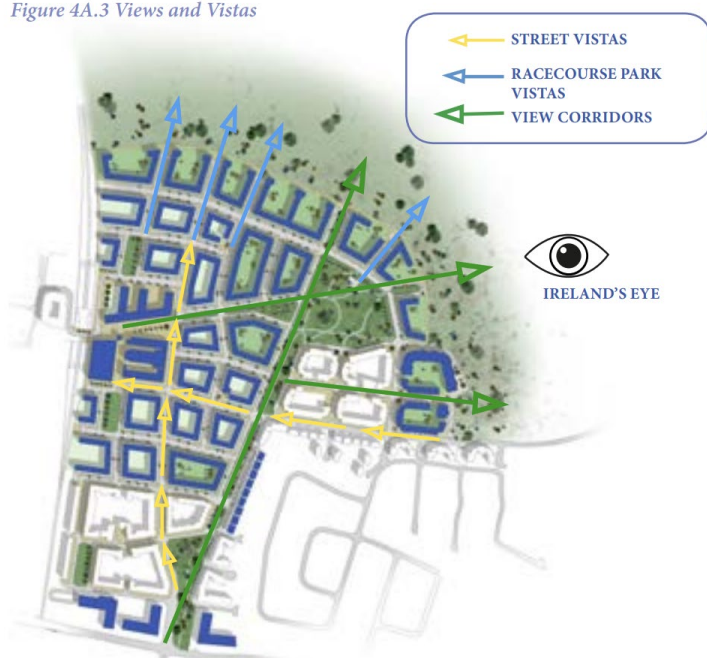


Fig.1 Views and Vistas (Baldoyle-Stapolin LAP)

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Street vistas are potentially visible from the following selected viewpoints: 1, 4, 6 and 24b. In general terms, the proposed amendments to the GA1 scheme do not materially alter key views and vistas as illustrated on Fig. 1. relative to the permitted GA1 scheme.

### Selected Representative Viewpoints

The representative viewpoints as highlighted on the diagram below (yellow dots represent views from the north, blue from west, green from east, and orange from south) have been reviewed and assessed, and five scenarios have been provided for each Viewpoint. These scenarios are as follows: 1) Baseline view; 2) Permitted view; 3) Proposed view (as amended); 4) Cumulative view 01 (permitted schemes), and; 5) Cumulative view 02 (proposed schemes). This representative selection of viewpoint locations is illustrated in Fig 2. below.



**Fig. 2 Viewpoint Location Map** (by Model Works)

## Views from the South

### VIEW 01

- **Baseline view** is from Longfield Road to the south of the Subject Site showing existing residential units in the foreground and the fenced development site in the middle ground view.
- **Permitted view** shows a block model of the permitted scheme Reg. Ref. F16A/0412 ABP Reg. Ref. 248970, as amended (referred to hereafter as the permitted F16A scheme) in the middle ground view and taller apartment blocks of the permitted development GA1 SHD Reg. Ref. 310418 (referred to hereafter as the permitted GA1 scheme) breaking the skyline in the background view.
- **Proposed view** shows the reduction in height of the proposed GA1 scheme obscured by a foreground tree. From this viewpoint there is a noticeable reduction in visual effect relative to the permitted GA1 scheme. Street Vistas (as noted on Fig 1) are unaltered relative to the permitted view.
- **Cumulative view 01** shows the three-storey houses within the permitted F16A scheme continuing the existing street scene in the middle view and the taller building of the permitted development SHD ABP Reg. Ref. TA06F.311016 GA3 (referred to hereafter as the permitted GA3 scheme) in the background view, reinforcing the overall context of high-density development planned for the wider area.
- **Cumulative view 02** shows the proposed reduction in height of the taller GA3 building relative to the permitted GA3 scheme, reducing the overall cumulative effects relative to cumulative view 01 above. Proposed changes to the GA1 scheme contribute to a slight reduction in cumulative visual effect from this location.
- **In conclusion**, the proposed amendments to the GA1 scheme offer reduced visual effects compared to the permitted Ga1 scheme. When considered cumulatively, visual effects are slightly reduced due to proposed height reductions to both the GA1 and GA3 schemes. Street Vistas are unaltered.

### VIEW 08

- **Baseline view** is from a localised high point on Grange Road to the south of the Subject Site as it crosses the rail line. The view shows existing residential units in the foreground and restricted views of the Subject Site.
- **Permitted view** shows the rendered model of the permitted GA1 scheme, breaking the skyline in the background view, reinforcing the context of high-density development planned for the wider area.
- **Proposed view** shows a notable reduction in height of the proposed GA1 scheme, which is more in line with the height and scale of existing development around Clongriffin Station. From this viewpoint there is a noticeable reduction in visual effect relative to the permitted GA1 scheme.
- **Cumulative view 01** shows two permitted schemes, GA3 and SHD Reg. Ref. 305316 (referred to hereafter as the permitted Gannon scheme), rising prominently above rooftops of existing foreground houses. Increased density and height reinforce the overall context of high-density development planned for the wider area.

- **Cumulative view 02** shows the proposed reduction in height of the taller GA3 buildings, slightly reducing the overall cumulative effects relative to cumulative view 01 above. Proposed changes to the GA1 scheme contribute to a slight reduction in cumulative visual effect from this location.
- **In conclusion**, the proposed amendments to the GA1 scheme offer reduced visual effects compared to the permitted GA1 scheme, and when considered cumulatively, visual effects resulting from the proposed changes to both GA1 and GA3 schemes will contribute to a reduction in cumulative visual effect from this location.

#### **VIEW 24b**

- **Baseline view** is from the end of Longfield Road immediately to the south of the Subject Site showing existing site hoarding in the foreground and the fenced construction site in the middle-ground view.
- **Permitted view** shows the rendered model of the permitted GA1 scheme on the Subject Site forming a focal point and breaking the skyline in the background view.
- **Proposed view** shows the reduction in height of the proposed GA1 amendment scheme. From this viewpoint there is a reduction in visual effect relative to the permitted GA1 scheme. Street Vistas (as noted on Fig 1) are unaltered relative to the permitted view.
- **Cumulative view 01** shows permitted two and three-storey foreground development (F16A & GA1) and the more prominent, taller building of GA3 visible on the view line. The proposed GA1 scheme is set well within the context of permitted development while continuing to reinforce the overall context of high-density development planned for the wider area.
- **Cumulative view 02** shows the proposed reduction in height of the taller buildings within the GA3 scheme, reducing the overall cumulative effects relative to cumulative view 01 above. Proposed changes to the GA1 scheme contribute to a reduction in cumulative visual effect from this location.
- **In conclusion**, the proposed amendments to the GA1 scheme will have reduced visual effects compared to the permitted scheme. When considered cumulatively, changes to GA1 are within context and of a suitable scale relative to surrounding buildings. Changes to the GA3 scheme slightly reduces overall cumulative effects, and street Vistas are unaltered. Proposed changes to the GA1 scheme will contribute to a reduction in cumulative visual effect from this location.

#### **Views from the East**

##### **VIEW 04**

- **Baseline view** is from Red Arches Rd to the south-east of the Subject Site showing the existing two and three storey houses in the foreground and a fenced development site in the middle-ground. Existing apartments are visible in the background view in the vicinity of the rail station.
- **Permitted view** shows a block model of the permitted GA1 and F16A schemes in the middle ground view continuing the existing street scene.
- **Proposed view** shows no change from the permitted view above.
- **Cumulative view 01** shows the proposed GA1 scheme in the middle ground view set against the permitted schemes. The taller buildings on the permitted Gannon scheme protrude in the background view, reinforcing the overall context of high-density development planned for the wider area.



- **Cumulative view 02** is identical to view 01 above and shows no change in the view. Proposed height reductions to the GA3 scheme are not visible from this location. Proposed changes to the GA1 scheme do not alter the cumulative visual effect from this location.
- **In conclusion**, the proposed amendments to the GA1 scheme will have no visual or cumulative effects from this viewpoint compared to the permitted GA1 scheme. Cumulative effects are unaltered and street Vistas are unaltered.

#### **VIEW 05**

- **Baseline view** is from Red Arches Drive to the east of the Subject Site showing the trees within Haggard Park in the foreground view. Due to the effects of foreground vegetation, development on the Subject Site is not visible in the view.
- **Permitted view** shows a rendered model of the taller building within the permitted GA1 scheme protruding prominently above the treeline.
- **Proposed view** shows a rendered model of the proposed GA1 scheme with a notable reduction in height of the taller GA1 building, reducing its prominence in the view to a height that is almost entirely screened by foreground trees within the Haggard Park.
- **Cumulative view 01** is identical to the proposed view above where the proposed GA1 scheme is only partially visible behind trees. The permitted GA3 scheme is entirely screened behind the trees within the Haggard Park, mitigating the cumulative visual effects of the overall scheme from the east.
- **Cumulative view 02** shows wireframes of all proposed schemes super-imposed, and the view is almost identical to Cumulative view 01 above. The proposed GA2 scheme (SHD ABP-313222) is screened almost entirely by foreground trees (also in winter). Proposed changes to the GA1 scheme contribute to a reduction in cumulative visual effect from this location.
- **In conclusion**, the proposed amendments to the GA1 scheme will noticeably reduce visual effects from this location, and when considered cumulatively, reductions in height to the proposed GA3 scheme will have no cumulative effect and proposed changes to the GA1 scheme will contribute to a reduction in cumulative visual effect from this location.

#### **VIEW 13**

- **Baseline view** is from Coast Road to the north-east of the Subject Site showing an existing low stone wall in the foreground (edge of carriageway) with open undeveloped lands in the middle ground view and existing apartments stretching across the skyline in the background view.
- **Permitted view** shows the rendered model of the permitted GA1 scheme clearly visible in the near background view, with a tall building prominent at the centre of the view.
- **Proposed view** shows a noticeable reduction in height of the tall building and reduced visual effects relative to the permitted GA1 scheme, which would be more in keeping with the character and scale of existing development along the skyline.
- **Cumulative view 01** shows the taller building of the permitted Gannon development visible on the skyline above the taller building of the proposed GA1 scheme, reinforcing the context of high-density development in the area. The permitted GA3 scheme is prominent in view and screens the majority of the proposed GA1 scheme from this location. Proposed changes to the GA1 scheme contribute to a slight reduction in cumulative visual effect from this location.
- **Cumulative view 02** shows the proposed GA2 scheme screening the majority of the proposed GA1 and GA3 schemes. The taller permitted GA3 building is now reduced in height such that it is

almost not visible behind the proposed GA2 scheme. The effects of the proposed GA2 scheme and permitted Gannon scheme results in cumulative effects remaining largely unchanged despite reductions in height of the proposed GA1 and GA3 schemes.

- **In conclusion**, the proposed amendments to the GA1 scheme will have slightly reduced visual effects compared to the permitted GA1 scheme and when considered cumulatively, effects are largely unaffected by the proposed changes to the GA1 scheme.

#### **VIEW 19**

- **Baseline view** is from the eastern edge of existing development on Red Arches Road to the existing five storey apartments in the foreground view. Due to the effects of foreground buildings, the development site is not visible in the view.
- **Permitted view** is fully screened behind existing development.
- **Proposed view** is fully screened behind existing development.
- **Cumulative view 01** showing a wireframe of the proposed GA1 scheme alongside the permitted GA3 scheme shows this all fully screened behind existing development.
- **Cumulative view 02** shows the reduced height wireframes of the proposed GA1 and GA3 schemes neither of which are visible from this location. The proposed GA2 scheme is partially visible in the context of existing foreground development. Changes to the proposed GA1 scheme will not contribute to the cumulative visual effects from this location.
- **In conclusion**, the proposed amendments to the GA1 scheme will have no visual effect from this viewpoint and when considered cumulatively, visual effects are unaltered relative to the permitted GA1 scheme.

#### **VIEW 22 (long distance)**

- **Baseline view** is a long distance view from Station Road to the north of the level crossing. Due to the distance and effects of existing foreground development, the site is not visible in the view.
- **Permitted view** is mostly screened behind existing foreground development, other than the taller building of the permitted GA1 scheme protruding above the rooftops of houses.
- **Proposed view** wireframe shows a notable reduction in height compared to the permitted GA1 scheme and is now fully screened behind existing development as proposed.
- **Cumulative view 01** permitted development is entirely screened behind existing houses, and the view is identical to the proposed view above. The proposed GA1 scheme contributes slightly to a reduced cumulative visual effect from this location.
- **Cumulative view 02** shows wireframes of the proposed schemes GA1, GA02 and GA3 all entirely screened behind existing houses. The proposed GA1 scheme contributes slightly to a reduced cumulative visual effect from this location.
- **In conclusion**, the proposed amendments to the GA1 scheme offer a reduced visual effect from this location and when considered cumulatively, visual effects are slightly reduced due to changes to the proposed GA1 scheme.

## Views from the West

### VIEW 06

- **Baseline view** is from the rail station to the west of the Subject Site showing the existing rail station structures in the foreground view. This view shows the View Corridor towards Ireland's Eye as illustrated in Figure 1 above.
- **Permitted view** shows the rendered model of the permitted GA1 scheme imposing on the foreground view, reinforcing the overall context of high-density development planned for the wider area.
- **Proposed view** rendered model shows noticeable reduction in height of the foreground GA1 buildings, such that the buildings behind the station building almost disappear from the view. The View Corridor is unaltered relative to the permitted view.
- **Cumulative view 01** is identical to the proposed view above. Permitted development does not alter the cumulative effects. Changes to the proposed GA1 scheme will contribute to reduced cumulative effects from this location.
- **Cumulative view 02** shows the proposed reduction in height of the GA3 buildings in wireframe, however these are not visible from this location however changes to the proposed GA1 scheme will contribute to reduced cumulative visual effects from this location.
- **In conclusion**, the proposed alterations to GA1 offers noticeable reduced visual effects compared to the permitted GA1 scheme. When considered cumulatively, changes to the proposed GA1 scheme will contribute to reduced cumulative visual effects from this location. The View Corridor towards Ireland's Eye is unaltered.

### VIEW 07

- **Baseline view** is from Railway Court to the south of Clongriffin Rail Station immediately to the west of the Subject Site with the existing rail station structures visible in the background view.
- **Permitted view** shows a rendered model of the permitted GA1 scheme imposing upon the foreground view, reinforcing the overall context of high-density development planned for the wider area.
- **Proposed view** rendered model shows the proposed reduction in height of the GA1 buildings, reducing the visual effects relative to the permitted view 01 above. This proposed view would be more aligned with the character and scale of the existing development in the area.
- **Cumulative view 01** shows permitted buildings of the Gannon scheme prominent to the south of the GA1 scheme, set behind existing apartments and reinforcing the overall context of high-density development planned for the wider area.
- **Cumulative view 02** is identical to the Cumulative view 01 above as all proposed development is fully screened behind existing and proposed development. Changes to the proposed GA1 scheme will contribute slightly to reduced cumulative visual effects from this location.
- **In conclusion**, the proposed amendments to the GA1 scheme will reduce the visual effects relative to the permitted GA1 scheme from this location. When viewed cumulatively, effects are slightly reduced by proposed reductions in height to the proposed GA1 scheme.

#### VIEW 09

- **Baseline view** is from Main Street to the south of Father Collins Park to the west of the Subject Site showing the existing apartments in the middle ground view.
- **Permitted view** shows the rendered model of the permitted GA1 scheme visible behind foreground buildings in the background view.
- **Proposed view** shows the taller buildings reduced in height such that they are now almost entirely screen behind existing foreground apartment buildings.
- **Cumulative view 01** shows the buildings of the permitted Gannon scheme behind the foreground apartments, broadly within the scale of existing development. The Gannon buildings screen views of both the permitted and amended GA1 scheme.
- **Cumulative view 02** is identical to Cumulative view 01 above as both the permitted and amended GA1 and GA3 schemes are not visible from this location. The reduced height of the proposed GA1 scheme is therefore unable to reduce the cumulative visual effect from this location.
- **In conclusion**, the proposed amendments to the GA1 scheme will have no visual or cumulative effects relative to the permitted GA1 scheme.

#### VIEW 21

- **Baseline view** is from Belltree Ave a newly build residential area to the north-west of the Subject Site showing the existing two storey houses in the foreground view leading the eye towards the development site in the background view.
- **Permitted view** shows the wireframe view of the permitted GA1 scheme entirely screened behind existing two storey residential buildings.
- **Proposed view** is unaltered relative to the permitted view.
- **Cumulative view 01** shows the buildings of the permitted Gannon scheme at the centre of the view in the background, broadly within the scale of existing development, due to distance. The taller building of the permitted GA3 scheme is partly visible protruding above the roofline of existing buildings.
- **Cumulative view 02** shows that the proposed GA3 is now also not visible (as with the proposed GA1 and GA2 schemes), offering no change to cumulative effects compared to the cumulative view 01 above. The reduced height of the proposed GA1 scheme is not visible and is therefore unable to contribute to reduced cumulative visual effects from this location.
- **In conclusion**, the proposed amendments to the GA1 scheme are not visible from this location and when considered cumulatively, visual effects are unaltered relative to the permitted GA1 scheme.

#### VIEW 26

- **Baseline view** is from Beau Park Square and Station Way to the south of Clongriffin Rail Station to the west of the Subject Site with the existing rail station structures partly visible in the background view.
- **Permitted view** shows the rendered model of the permitted GA1 scheme at the centre of the view, partly obscured by the foreground structures, breaking the skyline behind the raised station platform.



- **Proposed view** rendered model shows a reduction in height of the proposed GA1 scheme reducing visual effects relative to the permitted GA1 scheme. This would be more aligned with the character and scale of the existing development along the skyline.
- **Cumulative view 01** shows the permitted Gannon scheme, imposing in the middle-ground view, reinforcing the overall context of high-density development planned for the wider area. Both the permitted GA3 scheme and proposed GA1 schemes are fully obscured by the Gannon buildings and existing houses.
- **Cumulative view 02** shows that neither the proposed GA1, GA2 nor GA3 schemes are visible from this location, and therefore unable to contribute to reduced cumulative visual effects from this location.
- **In conclusion**, the proposed amendments to the GA1 scheme will have reduced visual effects compared to the permitted GA1 scheme. When considered cumulatively, changes to the proposed GA1 scheme are unable to contribute to reduced cumulative visual effects from this location.

#### **VIEW 27**

- **Baseline view** is from Station Way to the south of Clongriffin Rail Station immediately to the west of the Subject Site with the existing rail station structures and apartments visible in the background view dominant on the skyline.
- **Permitted view** shows a rendered model of the permitted GA1 scheme broadly within the scale and context of existing development.
- **Proposed view** rendered model shows a reduction in height of the proposed GA1 scheme offering slightly reduced visual effects relative to the permitted GA1 scheme.
- **Cumulative view 01** shows the permitted Gannon scheme imposing in the foreground view, strongly reinforcing the overall context of high-density development planned for the wider area. Neither the permitted GA3 scheme nor the proposed GA1 scheme are visible behind the permitted Gannon scheme, thereby offering no contribution to reduced cumulative effects from this location.
- **Cumulative view 02** shows that the proposed GA1, GA02 and GA3 schemes are not visible behind the permitted Gannon scheme, offering no change to cumulative visual effects from this location, compared to the permitted schemes.
- **In conclusion**, the proposed amendments to the GA1 scheme will have reduced visual effects relative to the permitted GA1 scheme, and when considered cumulatively, visual effects are unaltered from this location.

#### **Views from the North**

##### **VIEW 11**

- **Baseline view** is from Moyne Road to the north of the Subject Site showing open undeveloped lands and existing apartments prominent to the west of Clongriffin rail station.
- **Permitted view** shows the rendered model of the permitted GA1 scheme, with the taller building prominent in the middle-ground view, reinforcing the overall context of high-density development planned for the wider area.

- **Proposed view** wireframe shows a notable reduction in height of the taller building compared to the permitted GA1 scheme thereby offering reduced visual effects, more in keeping with the scale and character of existing development around the Clongriffin rail station.
- **Cumulative view 01** shows the permitted GA3 scheme prominent in the view, creating an increased urbanising effect on the view and screening views of the proposed GA1 scheme. The taller buildings of the permitted Gannon scheme further reinforces the overall context of high-density development planned for the wider area.
- **Cumulative view 02** shows the reduction in height of the proposed GA3 scheme however the proposed GA1 amendment scheme remains entirely hidden behind the proposed GA3 scheme. The proposed GA2 scheme and permitted Gannon scheme appear more prominent to the south and north of the view. Reductions in height of the proposed GA1 scheme are unable to contribute to reduced cumulative effects from this location.
- **In conclusion**, the proposed amendments to the GA1 scheme will have a notable reduction in visual effects relative to the permitted GA1 scheme. When viewed cumulatively, effects are similar if not slightly reduced due to the reduction in height of the GA3 scheme. Reductions in height of the proposed GA1 scheme are unable to contribute to reduced cumulative effects from this location. View Corridors towards the south are unaltered.

#### **VIEW 15 (long distance)**

- **Baseline view** is a long distance view from Portmarnock Beach car park across the estuary to the north- east of the Subject Site showing open undeveloped estuary landscape in the foreground and dense urban development in the background view concentrated around Clongriffin rail station.
- **Permitted view** shows the rendered model of the permitted GA1 scheme visible in the background view, with the tallest buildings prominent on the skyline.
- **Proposed view** model shows a notable reduction in height and scale compared to the permitted GA1 scheme with reduced visual prominence on the skyline. It offers reduced visual effects, more in keeping with the scale and character of existing development around Clongriffin rail station.
- **Cumulative view 01** shows the taller buildings of the permitted Gannon and GA3 schemes extending along the skyline and reinforcing a dense urban edge context to the views from the estuary landscape to the north-west. The proposed GA1 amendment scheme is set well within the context of permitted development.
- **Cumulative view 02** shows the reduction in height of the proposed GA3 scheme, now mostly obscured by the proposed GA2 scheme, but all within the scale and context of existing and permitted urban development. The proposed GA1 scheme is now almost entirely screened by the proposed GA2 scheme however it does contribute slightly to reduced cumulative visual effects from this location.
- **In conclusion**, the proposed amendments to the GA1 scheme will have reduced visual effects relative to the permitted GA1 scheme, and when considered cumulatively, overall effects are similar if not slightly reduced by the proposed amendments to the GA1 scheme.

#### VIEW 16 (long distance)

- **Baseline view** is a long distance view from Strand Road to the north of the Subject Site showing open undeveloped estuary landscape and dispersed single storey houses.
- **Permitted view** shows the rendered model of the permitted GA1 scheme visible in the background view, with the tallest building prominent on the skyline.
- **Proposed view** rendered model shows a notable reduction in height compared to the permitted GA1 scheme and is less visually prominent on the skyline. It offers reduced visual effects more in keeping with the scale and character of existing development around Clongriffin rail station.
- **Cumulative view 01** shows the taller buildings of the permitted Gannon and GA3 schemes prominent on the skyline and creating a dense urban edge context to the views from estuary landscape to the north. The proposed GA1 scheme is entirely screened behind the permitted GA3 scheme and is unable to contribute to reduced cumulative effects from this location.
- **Cumulative view 02** shows the reduction in height to the proposed GA3 scheme, with the proposed GA2 scheme and permitted Gannon scheme still visually prominent on the skyline. The proposed GA1 scheme remains fully screened by the proposed GA3 scheme, but together with the proposed GA3 scheme, the proposed GA1 scheme is now able to contribute to reduced cumulative visual effects from this location.
- **In conclusion**, the proposed amendments to the proposed GA1 scheme will have reduced visual effects compared to the permitted GA1 scheme. When viewed cumulatively, overall effects are slightly reduced as a result of the proposed amendments to the GA1 scheme.

#### VIEW 20

- **Baseline view** is from Moyne Road to the north-west of the Subject Site showing open undeveloped lands in the foreground and existing apartments to the west of Clongriffin rail station.
- **Permitted view** shows the rendered model of the permitted GA1 scheme clearly visible in the background view, above the roadside hedgerow, breaking the skyline.
- **Proposed view** shows the proposed reduction in height and scale relative to the permitted GA1 scheme, offering reduced visual effects more in keeping with the scale and character of existing development around Clongriffin rail station.
- **Cumulative view 01** shows the foreground buildings of the Gannon scheme dominating the middle ground view and partially screening views of the permitted GA3 scheme and fully screening views of the proposed GA1 scheme.
- **Cumulative view 02** shows the reduction in height to the proposed GA3 scheme, reducing the overall cumulative effect, while the proposed GA2 scheme and permitted Gannon scheme remain prominent on the skyline to the north and south. The reduction in height of the proposed GA1 scheme is able to contribute slightly to reduced cumulative visual effects from this location.
- **In conclusion**, the proposed amendments to the GA1 scheme will have reduced visual effects relative to the permitted GA1 scheme. When considered cumulatively, effects are slightly reduced as a result of the proposed amendments to the GA1 scheme.

## VIEW 25

- **Baseline view** is from the footbridge on the Portmarnock Greenway (Coast Road) to the north-east of the Subject Site showing open coastal estuary landscape in the foreground and middle view with existing apartments prominent in the background associated with Clongriffin rail station.
- **Permitted view** shows the rendered model of the permitted GA1 scheme prominent in the near background view, partly obscuring views of the existing apartments around the rail station. The taller building in the permitted view is prominent on the skyline.
- **Proposed view** shows a reduction in height and scale relative to the permitted GA1 scheme, noticeably reducing the height of the taller building to be more in keeping with the scale of existing development around the rail station. The revised GA1 scheme offers reduced visual effects relative to the permitted GA1 scheme.
- **Cumulative view 01** shows the permitted GA3 scheme and proposed GA1 scheme extending across the skyline with the taller buildings of the permitted GA3 and Gannon schemes prominent on the skyline. From this viewpoint, the reduction in height of the proposed GA1 scheme contributes to a slight reduction in cumulative visual effect from this location.
- **Cumulative view 02** shows the reduction in height of the proposed GA3 scheme, reducing overall cumulative effects, while the proposed GA2 scheme and permitted Gannon scheme remain prominent on the skyline, reinforcing the urbanising effect of the view. With the presence of the proposed GA2 scheme in this view, the proposed GA1 scheme is now unable to contribute very much to reduced cumulative visual effects from this location.
- **In conclusion**, the proposed amendments to the GA1 scheme will have reduced visual effects relative to the permitted GA1 scheme. When considered cumulatively, effects are slightly reduced due to the proposed amendments to the GA1 scheme.

## Conclusion

Overall, the proposed amendments contained within the GA1 scheme offer reduced visual effects relative to the permitted GA1 scheme and are visually appropriate and in keeping with the scale and character of the surrounding permitted development.

When considered cumulatively alongside future proposed and permitted development, where the context of high-density development will strongly characterise the wider area in future years, the amendments to the GA1 scheme will contribute to reduced cumulative visual effects and are considered visually appropriate and within context. In addition, Street Vistas and View Corridors (as defined in the Baldoyle-Stapolin LAP) are unaltered relative to the permitted GA1 scheme.

It is therefore considered that the proposed amendments to the permitted GA1 scheme are appropriate in visual terms, in the context of existing and permitted development.